

Mr. Matthew Parsons
Fairview Ventures Limited
50 Lancaster Road
Enfield
EN2 0BY

Application Ref: **2016/6891/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

29 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
1 - 6 Centric Close
London
NW1 7EP

Proposal: Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas.

Drawing Nos: Supporting Documents: Affordable Housing Assessment; Air Quality Impact Assessment; Archaeological Report; Arboricultural Report Rev A; Crime Impact Assessment; Construction Management Plan; Daylight and Sunlight Report; Delivery and Servicing Plan; Design & Access Statement; Foul, Surface Water & SUDs Strategy (FNH425/DS/01); Drainage Pro-forma; Ecology Report; Employment Floorspace Report; Employment Addendum Response; Energy Statement; Geo-environmental & Geotechnical Report; Heritage Impact Assessment; Noise and Vibration Assessment; Planning Statement; Draft Heads of Terms; Site Waste Management Plan; Sustainability Statement; Townscape and Visual Assessment; Transport Assessment; Overheating Analysis Report; Basement Impact Assessment; and Travel Plan.



Drawing Nos: Drawing Numbers: 16041_A_(P00)_001 rev P01; 16041_A_(P00)_002 rev P01; 6041_A_(P00)_003 rev P01; 16041_A_(P00)_004 rev P01; 16041_A_(P00)_005 rev P01; 16041_A_(P00)_006 rev P01; 16041_A_(P00)_007 rev P01; 16041_A_(P00)_008 rev P01; 16041_A_(P00)_009 rev P01; 16041_A_(P00)_010 rev P01; 16041_A_(P00)_100 rev P01; 16041_A_(P00)_101 rev P03; 16041_A_(P00)_102 rev P02; 16041_A_(P00)_103 rev P02; 16041_A_(P00)_104 rev P02; 16041_A_(P00)_105 rev P02; 16041_A_(P00)_106 rev P02; 16041_A_(P00)_107 rev P02; 16041_A_(P00)_108 rev P02; 16041_A_(P00)_150 rev P01; 16041_A_(P00)_151 rev P01; 16041_A_(P00)_152 rev P01; 16041_A_(P00)_210 rev P01; 16041_A_(P00)_211 rev P01; 16041_A_(P00)_220 rev P01; 16041_A_(P00)_221 rev P01; 16041_A_(P00)_222 rev P01; 16041_A_(P00)_223 rev P01; 16041_A_(P00)_300 rev P01; 16041_A_(P00)_301 rev P01; 16041_A_(P00)_302 rev P01; 16041_A_(P00)_310 rev P01; 16041_A_(P00)_311 rev P01; 16041_A_(P00)_312 rev P01; EXA-1643PL-103; EXA-1643-PL-101; EXA-1643-PL-102; EXA-1643-PL-101; EXA-1643PL-201; EXA-1643-PL300; 9198/01; and 9198/02 REV A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers

16041_A_(P00)_001 rev P01; 16041_A_(P00)_002 rev P01; 6041_A_(P00)_003 rev P01; 16041_A_(P00)_004 rev P01; 16041_A_(P00)_005 rev P01; 16041_A_(P00)_006 rev P01; 16041_A_(P00)_007 rev P01; 16041_A_(P00)_008 rev P01; 16041_A_(P00)_009 rev P01; 16041_A_(P00)_010 rev P01; 16041_A_(P00)_100 rev P01; 16041_A_(P00)_101 rev P03; 16041_A_(P00)_102 rev P02; 16041_A_(P00)_103 rev P02; 16041_A_(P00)_104 rev P02; 16041_A_(P00)_105 rev P02; 16041_A_(P00)_106 rev P02; 16041_A_(P00)_107 rev P02; 16041_A_(P00)_108 rev P02; 16041_A_(P00)_150 rev P01; 16041_A_(P00)_151 rev P01; 16041_A_(P00)_152 rev P01; 16041_A_(P00)_210 rev P01; 16041_A_(P00)_211 rev P01; 16041_A_(P00)_220 rev P01; 16041_A_(P00)_221 rev P01; 16041_A_(P00)_222 rev P01; 16041_A_(P00)_223 rev P01; 16041_A_(P00)_300 rev P01; 16041_A_(P00)_301 rev P01; 16041_A_(P00)_302 rev P01; 16041_A_(P00)_310 rev P01; 16041_A_(P00)_311 rev P01; 16041_A_(P00)_312 rev P01; EXA-1643PL-103; EXA-1643-PL-101; EXA-1643-PL-102; EXA-1643-PL-101; EXA-1643PL-201; EXA-1643-PL-300; 9198/01; and 9198/02 REV A.

Supporting Documents

Affordable Housing Assessment; Air Quality Impact Assessment; Archaeological Report; Arboricultural Report Rev A; Crime Impact Assessment; Construction Management Plan; Daylight and Sunlight Report; Delivery and Servicing Plan; Design & Access Statement; Foul, Surface Water & SUDs Strategy (FNH425/DS/01); Drainage Pro-forma; Ecology Report; Employment Floorspace Report; Employment Addendum Response; Energy Statement; Geo-environmental & Geotechnical Report; Heritage Impact Assessment; Noise and Vibration Assessment; Planning Statement; Draft Heads of Terms; Site Waste Management Plan; Sustainability Statement; Townscape and Visual Assessment; Transport Assessment; Overheating Analysis Report; Basement Impact Assessment; and Travel Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
 - a. Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
 - b. Samples of brickwork and manufacturer's details at a scale of 1:10 of all facing materials including windows and door frames and glazing with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in Accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 4 The development hereby approved shall not commence (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or man-safe rails shall be fixed or installed on the external face of any of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies C6 and D1 of the Camden Local Plan 2017.

- 6 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including terraces, balconies and green roofs) have been submitted to and approved by the local planning authority in writing. Details shall include a phased programme of works and details of exploring and providing the potential for shared playspace across tenures. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A5 and D1 of the Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in Any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A5 and D1 of the Camden Local Plan 2017.

- 8 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following:

- a) detailed maintenance plan;
- b) details of its construction and the materials used;

- c) a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm; and
- d) full planting details including species showing planting of at least 16 plugs per m².

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 9 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 10 At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site):

a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary, a scheme of remediation must be designed and

implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 11 Before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences, full details of secure and covered cycle storage areas for 126 residential cycle parking spaces and 16 commercial cycle parking spaces shall be submitted to and approved by the local planning authority. The details shall identify which cycle spaces are to be allocated for the Affordable Housing and Market Units.

The approved storage areas shall be provided in their entirety together with the 6 Sheffield stand visitor cycle parking spaces (4 commercial and 2 residential) hereby approved prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 12 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

- 13 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 14 Units 2 and 5 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 15 The development shall be carried out in accordance with the noise mitigation measures to ensure acceptable internal noise levels within the proposed residential units as set out in the Noise Impact Assessment by Grant Acoustics and no unit shall be occupied until the mitigation measures relevant to that unit have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 16 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) shall take place until detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1 and CC1 of the Camden Local Plan 2017.

- 17 Prior to commencement of development (excluding demolition and site preparation works), full details of the combined heat and power unit (CHP) stack and its height relative to the mechanical ventilation air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from roads and the CHP stack to protect internal air quality.

Reason: To safeguard the amenities of the adjoining premises and the area in accordance with the requirements of policies CC1, A1 and A4 of the Camden Local Plan 2017

- 18 Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality.
The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises and the area in accordance with the requirements of policies CC1, A1 and A4 of the Camden Local Plan 2017.

- 19 Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition

Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area in accordance with the requirements of policies CC1, C1 and CC4 of the Camden Local Plan 2017.

- 20 The Foul, Surface Water and Sustainable Urban Drainage Strategy (ref. FNH425/DS/01) hereby approved shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve maximum site run-off rate of 5 l/s. The sustainable drainage system shall include:

- Green/biodiverse living roofs (1,522m²)
- Permeable paving (770m²)
- Attenuation tank (145m³)

As stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies G1, C1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 21 Prior to occupation, evidence that the Foul, Surface Water and Sustainable Urban Drainage Strategy has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies G1, C1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 22 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with HS2 Ltd) have been submitted to and approved in writing by the local planning authority.

The design and method statement/s to be submitted, shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted and of the HS2 works, the construction of the HS2 works are not impeded.

The scheme hereby approved shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority in consultation with HS2 Ltd.

Reasons: To safeguard the HS2 programme and to protect HS2 assets. In accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 23 All windows in the northern flank elevation of the building hereby approved shall be obscurely glazed and non-openable 1.7 metres from internal finished floor level.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 24 The first floor green/biodiverse living roof hereby approved shall not be used as a roof terrace or amenity space area.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 25 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which

adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

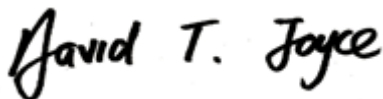
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning